



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, June 29, 2005

2005-0513: Michelle Corpuz [Applicant] **Henry S. Nigro Et Al** [Owner]: Application for a Special Development Permit on an approximately 2 acre site to allow for a fast food restaurant in an existing shopping center. The property is located at **1173 W. El Camino Real** (near S. Bernardo Avenue) in a C-2/PD (Highway Business/Planned Development) Zoning District. (APN: 161-23-003)

In attendance: Michelle Corpuz and Virginia Joe, Applicants; Gerri Caruso, Administrative Hearing Officer; Diana O'Dell, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Diana O'Dell, Project Planner, stated that the proposed project includes a new 1,000 sq. ft. restaurant in an existing shopping center. The project will convert a vacant shoe repair tenant space to a restaurant use. Ms O'Dell noted that since the completion of the staff report, staff has been contacted by two tenant business owners concerned with parking issues during the noon time hour.

Ms. Caruso had questions as to what kind of response was given to concerned tenants.

Ms. Caruso opened the public hearing.

Michelle Corpuz, Applicant, Received and reviewed a copy of the staff report. Explained to the Hearing Officer her concerns and asked for approval of the project.

Virginia Joe, Owner, stated that she does not believe there is a parking issue and that a majority of the time there is plenty of parking available.

Ms Caruso asked the Project Planner some parking related questions.

Lisa Reese, Building Manager, mentioned that parking is not an issue.

Ram Manlly, Neighbor, stated that other business' in the general vicinity is using their parking for their business which is causing the parking issue.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application, subject to the Findings and Conditions of Approval and limiting the number to 6 seats and requiring an additional condition

that the applicant/site owner will post signs to discourage other business' from using their parking spaces.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:40 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner